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HYDERABAD, WEDNESDAY, MARCH 4, 2009.

NOTIFICATIONS BY GOVERNMENT

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT
DEPARTMENT**

(I₁)

DRAFT VARIATION TO THE MASTER PLAN OF HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY, FOR CHANGE OF LAND USE FROM RECREATION USE TO COMMERCIAL USE ZONE IN MADHAPUR VILLAGE, SERILINGAMPALLY MANDAL RANGA REDDY DISTRICT.

*[Memo. No. 16816/I1/2008, Municipal Administration & Urban Development (I₁),
26th February, 2009.]*

The following draft variation to the land use envisaged in the notified Cyberabad Development Authority Master Plan, which is proposed in exercise of the powers conferred by sub-section(1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad - 500 022.

DRAFT VARIATION

The site in Sy.No.62(p) of Madhapur Village, Serilingampally Mandal, R.R. District to an extent of 1767.51 Sq.Yds. (After FTL area and buffer strip area), which are given the schedule below is presently earmarked for recreational use zone in the Cyberabad Development Authority Master Plan is now proposed to be designated as commercial use zone, subject to the following conditions that :

1. that the applicant shall pay development charges to Hyderabad Metropolitan Development Authority as per rules in force, before issue of final orders.

2. that the applicant shall pay balance processing fee to Hyderabad Metropolitan Development Authority before issue of final orders.
3. that the development charges are not paid within thirty days, the orders of change of land use will be withdrawn without any further notice.
4. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority/ Greater Hyderabad Municipal Corporation before undertaking any development in the site under reference.
5. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
6. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
7. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
8. that the above change of land use is subject to the conditions that may be applicable under the Ceiling Act.
9. that the owners/applicants are solely responsible for any misrepresentation with regard to ownership/ title, Land Ceiling Clearances etc., and they will be responsible for any damage claimed by any one on account of change of land use proposed.
10. that the change of land use shall not be used as the proof of any title of the land.
11. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
12. the applicant shall obtain necessary clearance from Heritage conservation committee before undertaking any developmental activity in the site u/r.
13. that the owner / applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.

Special Conditions :

14. the applicant should handover the area affected under proposed 24 mts wide as per Cyberabad Development Authority Master Plan to the Commissioner and Special Officer, GHMC at free of cost.
15. no development activities are allowed under 30 mts wide buffer belt around Drgam Cheruvu.
16. the GHMC before sanctioning building permission verify the FTL boundary and buffer belt on the ground.
17. the change of land use is subject to outcome of any Writ Petition/O.S Pending in the court.

SCHEDULE OF BOUNDARIES

NORTH :	Sy.No. 64 of Madhapur Village.
SOUTH :	Sy.No. 62 (p) of Madhapur Village.
EAST :	Sy.No. 61 of Madhapur Village.
WEST :	Existing 40'00 Mts. wide road as per CDA Master Plan in Sy.No. 62 (p) of Madhapur Village.

Dr. C.V. S. K. SARMA,
Principal Secretary to Government.